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HAMILTON CRYSTAL
PALACE



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Schedule 'A'

FINAL REPORT

Site Selection, Building Programme, and Marketing
Feasibility Study

for the

HAMILTON CRYSTAL PALACE

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EXECUTIVE SUMMARY

The Hamilton Crystal Palace is to be a horticultural conservatory designed to host the 'Mum' Show and other horticultural shows and related events. This Report has been undertaken to make a recommendation of the most suitable site for the Crystal Palace.

Four sites out of an original twelve have been reviewed in detail in the report. The four sites are Commonwealth Square, T.B. McQuesten Park, Gage Park and Confederation Park.

The main sections of the report are the Sites Analysis, the Programme and Budget Report and the Marketing Study. Each Section has attempted to review all the four sites in detail. The sites vary substantially and their differences affect the definition of the facility.

The chart on page 3 was drawn up to condense the main criteria for the Crystal Palace and to summarize how the different sites compare under these criteria. The Commonwealth Square site is the site which answers best all the requirements as shown in the chart and in detail in the Report.

The other three sites have also proven to be acceptable. The McQuesten Park is a strong contender when considering all of its future plans; however, its suburban location limits its impact when compared to the Commonwealth Square site.

A major difference between Commonwealth Square and the other sites is its urban rather than parkland setting. A common image for a horticultural conservatory is that of the glass building surrounded by a large park or civic garden. This would clearly not be the case in the Commonwealth Square site.

Instead, Crystal Palace would offer a year round publicly accessible indoor plant space at the heart of Hamilton's downtown Cultural Centre. This accessibility has largely contributed to the Marketing Study's visitation count for Hamiltonians being the highest at Commonwealth Square.

It is significant that the other neighbouring facilities on the Square are highly interested in having the Crystal Palace at this location, and are generally unsatisfied with the Commonwealth Square as an upper level outdoor plaza as it currently stands, because of accessibility and security problems, and general lack of use by the public.

The capital cost and maintenance budget are favourable. The capital cost for the actual building on Commonwealth Square is lessened because the costs of growing greenhouses and site improvements are partially eliminated, and that the existing parking garage and the Central Utilities Plant can be utilized. As a result there are larger areas for programmed space, such as exhibit space and restaurant.

There is not a great difference in actual capital costs between all four sites largely because all have to comply with the basic space requirements for a Crystal Palace to be a viable operation. As is noted in the footnotes on the Budget (chart pg. 19) the costs for site development on the other 3 sites could be absorbed by the City (or the Region in the case of Confederation Park) in a different budget. This could then change the cost outlook on the site in question. However, at this point we feel that these site improvement costs must be shown as part of the total cost for any one of the sites.

The Operating Budget, Table 6 page 46-47, Marketing Study shows that although the operating expenses for Commonwealth Square are the highest of all the sites; the projected revenues are also the highest and most significantly offset those expenses. Also it must be noted that the Commonwealth Square stands to gain the most additional revenue generated from other groups booking this space, such as HECFI or civic receptions etc. This additional income is not included in Table 6.

In summary, all the criteria for the Crystal Palace add up to suggest most positively in favour of the Commonwealth Square site. Unless allocations of cost or general public opinion were to strongly dictate otherwise, we recommend that Commonwealth Square be chosen as the site for the Hamilton Crystal Palace.

A review of structural drawings for the Commonwealth Square Parking Garage indicates that there is an area of some 40,000 sq. ft., on top of the garage, within which it will be possible to construct 2 additional storeys of construction. This area is shown on the attached plan. This available footprint for additional construction would need to be shared between the Crystal Palace, the Art Gallery of Hamilton, and any other organization wishing to build there.

Finalized details of the building programme and capital cost projections for the Crystal Palace on the Commonwealth Square site, and a diagram of the finally determined available building area there, are included on pages 4, 5 and 6 following.

SITES COMPARISON CHART - SUMMARY

CRITERIA SUMMARY	T.B McQUESTON	COMMONWEALTH	GAGE	CONFEDERATION
Ability of site to be developed as a symbol for Hamilton .with Civic Reception space and tourism appeal	4 good .contingent to plans for development ie: view from highway	5 very good .location unavoidable as a primary identification to the centre of Hamilton	3 good .limited as sole facility in neighbourhood park	2 OK - poor .conflict due to Conservation Authority - Regional ownership and distant location
Opportunities for the site to be developed .as an exceptional facility, .attractiveness of site, time frame for development, relationship with neighbours and other facilities on site	5 very good .contingent to plans for development ($\pm$ 10 years) .very good relationship to gardens theme for park	5 very good .immediate time frame and immediate interest, opportunity to upgrade existing site	4 good .attractive site with immediate time frame	3 OK .neutral relationship to Scourge Centre, attractive site
Functional ability of site to accommodate the facility .size, ease of access, traffic, parking and public transit	4 good - suburban	4 good - downtown	3.5 good - OK .adjustments to site and use of neighbourhood streets required	3 OK .public transit limited
Capital Cost and Operating Budget summary	4 good .will improve over development period, opportunity for funds consolidation with gardens budget	5 good .best from marketing point of view and immediate impact	3 OK .will not grow over the long term	3 OK .weak for winter events at present and dependent on long term development
TOTAL	17	19	13.5	11

Legend: 5 Very Good 4 Good 3 Okay 2 Poor

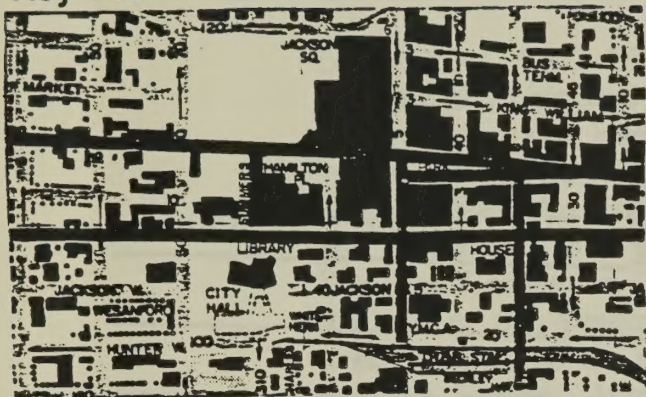
FINAL PROGRAMME AND BUDGET CHART FOR HAMILTON CRYSTAL PALACE AT COMMONWEALTH SQUARE

Programme	Net Area (ft ²)	Gross Area (ft ²)	Cost
Conservatory: Horticultural Exhibit Space & Civic Reception Hall	13,000	15,000	3,750,000
Entry, Coat Check	700		
Gift Shop	350		
Public Washrooms	700		
Offices, Volunteer Area	500		
Food Facility	1000	3,000	600,000
Production & Services			
- Plants Holding Room	340		
- Ancillary Greenhouse	*		
- Shipping & Receiving	340	1,000	110,000
Mechanical/Electrical		2,000	440,000
Allowances for Links to Adjacent Buildings			200,000
BUILDING TOTAL		23,800	5,460,000
Landscaping			
- Parking	**		100,000
- Outdoor Planting	**		60,000
Site Services (estimate only)	New Service to street		80,000
SUB TOTAL			5,700,000
Fees			475,000
- Architectural			
- Permits, etc			100,000
PROJECT TOTAL			6,275,000

* Not sufficient area on site, plant material
to be supplied by City Greenhouses

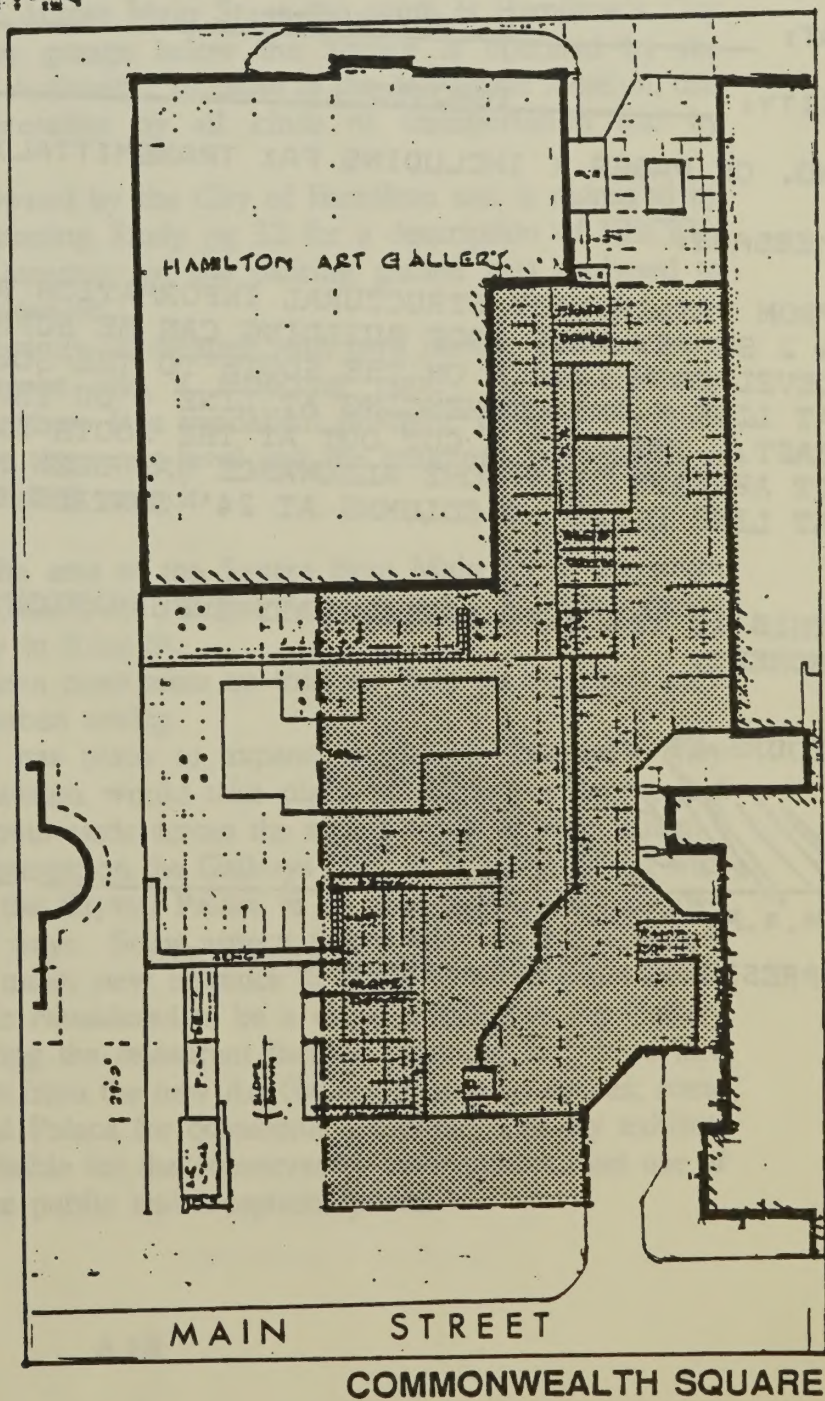
** Adjustments to existing

Key Plan



Note

tone shows area available for Art Gallery expansion and Crystal Palace





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AUGUST 29 1990

TO: FAX NO. 363-4029 DATE _____

ATTENTION: MR. BAIRD

AT: BAIRD/SAMPSON

CITY: TORONTO

NO. OF PAGES (INCLUDING FAX TRANSMITTAL) ONE

MESSAGE:

FROM PRELIMINARY STRUCTURAL INFORMATION REC'D YESTERDAY IT APPEARS THAT A 2 STOREY PLUS ROOF BUILDING CAN BE SUPPORTED ON TOP OF THE PLAZA LEVEL FROM LINE B ON THE SOUTH TO THE SOUTH FACE OF THE ART GALLERY AT LINE K AND COMMENCING AT LINE 4 ON THE WEST OVER TO LINE 8B ON THE EAST. THERE IS A CUT OUT AT THE SOUTH END OVER "SUMMERS LANE" AND IT APPEARS THAT SOME ALLOWANCE HAS BEEN MADE FOR ADDITIONAL LOADS AT LINE D AND 2 COLUMNS AT 24' CENTRES TO THE NORTH.

THIS IS THE BEST PRELIMINARY INFORMATION I CAN PROVIDE AT THE MOMENT.

YOURS TRULY,

W.A.H. FILER. P.ENG

PRESIDENT, FILER CONSULTANTS LTD



EXISTING SERVICES - The site at present is not serviced. They would have to be brought into the property from the street.

.2 COMMONWEALTH SQUARE

LOCATION AND OWNERSHIP - Commonwealth Square is the open-air plaza situated above the city parking garage fronting Main Street W. It is one level above grade and extends to King Street and via the pedestrian bridge to Jackson Square.

The Hamilton Art Gallery is situated on the property to the north and its entrance is at the north end of Commonwealth Square. The Hamilton Convention Centre and Hamilton Place are immediately to the east of the Square. Their entrances are from the driveway at street level under the plaza. Some windows and exits open directly onto the Square. Across Main St. to the south is Hamilton's City Hall. The parking garage below the Square is operated by the Hamilton Parking Authority. Because of the downtown location, this site is easily accessible by all kinds of transportation and by pedestrians.

The property is owned by the City of Hamilton and is managed by HECFI. (See Marketing Study pg 32 for a description of HECFI's operations.) The structure of the parking garage was designed to support future expansion.

The Square is currently landscaped with hard paving, planted areas of trees and shrubs and a reflecting pool. It is currently underutilized, and there is a vandalism problem, probably because the plaza is above the street level and the buildings surrounding it have very little outlook onto it.

SITE AREA - The area of the Square from Main St. to the south face of the Art Gallery is 3 acres. An additional .4 acres extends beside the gallery to King St.

There are more area constraints on this site than on the other park sites due to the urban setting.

The Art Gallery has plans to expand its current facility. They estimate the expansion would take place in about two years, and would be built southwards across the square towards Main street.

There is strong interest on the Gallery's part in being involved with the planning for the Crystal Palace to be able to integrate the two facilities in some ways. Some aspects that would be considered are; the sharing of a major new entrance at grade level on Main Street to combat what is considered to be a weak entrance to the Gallery at King St.; sharing the restaurant facility, planning for views into the Crystal Palace from the new Art Gallery exhibition spaces; some use of the Crystal Palace for occasional temporary Gallery exhibits that would be suitable for the conservatory environment, and use of the Crystal Palace public and reception spaces.

- A multicultural/horticultural theme is being developed for the park, with gardens to represent Hamilton's various cultural groups, and an indoor community facility. Planting of the park will be implemented within the next few years and the trees will be coming into maturity by the end of the decade.
- New city greenhouses will be built on the site that are intended to service parks in this area, as well as T.B. McQuesten Park.
- The Red Hill Expressway will pass to the north of the park, with an interchange at Upper Wentworth. Construction is planned for 1995 - 1998.
- A greenbelt is planned to follow the Expressway through the Red Hill Valley ultimately linking this site to the lakeshore at Confederation Park.

SITE AREA - The site area is approximately 36 acres. It will easily accommodate the Crystal Palace programme on one level within a landscaped multicultural gardens setting.

RELATIONSHIP WITH NEIGHBOURING FACILITIES - The Crystal Palace programme of both horticultural displays and space for civic receptions is compatible with the park plans for multicultural gardens expressed in the planting and garden design. Cultural events related to the gardens could use the reception space and take an active part in the flower shows.

FACILITY DESIGN - The proposed gardens can give a verdant setting and appropriate backdrop to the Crystal Palace. The site can be graded to enhance the prominence of the glass conservatory.

The size and extent of the park setting is sufficient to be able to provide functional driveways, parking, shipping and receiving areas and to screen them where desirable.

HAMILTON LANDMARK - The Crystal Palace can be sited in the park to be a prominent visual landmark to motorists on the Red Hill Expressway. It will also act as a landmark as a starting point for those people using the greenbelt.

The resulting memorable visual symbol for Hamilton would be a glass house in a green setting marking Hamilton's periphery.

IMPLICATIONS OF CONSTRUCTION - The disruption to the neighbourhood during construction can be kept contained assuming that the project is located toward the centre the park and basic planting has already occurred. The disruption to the neighbourhood will be substantially less than when the construction of the expressway is underway.

The ability of the site to allow for a unique facility design that would contribute to the objective of the visual symbol for Hamilton suggest a site with a suitable "backdrop" within which to locate the Crystal Palace and a site that allows the Crystal Palace to be seen from a distance, and conversely, to allow for a memorable view of the city seen from within the Crystal Palace.

2.2 IMPACT OF SITES ON PROJECT DESCRIPTION

During the first stage of the Locations Study it became apparent that although the four sites shortlisted met the requirements of the Review list, they were sufficiently different from each other that the Crystal Palace would change in nature depending on which site was finally selected. This is also addressed in the Market Study (see page 28) where the differences will impact on the Marketing Forecasts, and on the Programme and Budget Report page 18).

The following detailed pages on each of the four sites, will describe the physical nature of the sites, and thus how the Crystal Palace would be affected depending on which site were chosen.

2.3 DETAILED REVIEW

.1 T.B. McQUESTEN PARK

LOCATION AND OWNERSHIP - T.B. McQuesten Park is located at the southeast corner of Limeridge Road and Upper Wentworth Street. The Limeridge Mall is directly to the north. It is otherwise generally surrounded by single family suburban homes. Hamilton Airport is to the south.

The entrance to the park would be best located from Upper Wentworth Street. There is public transportation along Upper Wentworth Street and Limeridge Road at present.

The property is owned by the City of Hamilton and is being planned as a public park. At present it is not developed but the plans for the park together with other changes planned for the immediate vicinity make the site a very good location for the Crystal Palace in the future.

These plans in total will take approximately 10 years to implement and include:

SITE SELECTION REPORT

1. PRELIMINARY REVIEW

1.1 SUMMARY:

A list of twelve sites was provided for review to determine which were suitable as a site for the proposed Hamilton Crystal Palace.

A qualitative checklist with numerical ratings was established during the preliminary investigations to provide a means of comparison of the twelve sites. This checklist was amended to include two mandatory requirements; that the site area must be sufficient to accommodate the project, and that the agency in charge of the site must be positively inclined to the concept of a Crystal Palace.

Six sites were subsequently disqualified due to mandatory criteria. Four of the remaining six were considered to have strong potential warranting further study.

The four shortlisted sites are: T.B. McQuesten Park, Commonwealth Square, Confederation Park, and Gage Park.

The Preliminary Sites Review data is included in Appendix III for reference.

2. DETAILED REVIEW OF THE SHORTLISTED SITES

2.1 DESCRIPTION OF REQUIREMENTS:

Important objectives that are key issues for the Crystal Palace site selection are; the opportunity for the site to allow for the project to become a visual symbol for Hamilton and for it to accommodate both the primary horticultural program and a civic reception space.

This suggested the study of these sites' geographic locations with regards to Hamilton's major geographic & urban features such as mountain, lakeshore, downtown and major transportation corridors.

Accessibility to the Crystal Palace by Hamiltonians as well as tourists required a location offering public transportation, major road access and a direct relationship to the downtown.

The Convention Centre (HECFI) has also expressed interest in using space available in the Crystal Palace and are interested in a built connection between the Crystal Palace and the Convention Centre.

This suggests a location for the Crystal Palace to the west side of the Square either close to the Art Gallery to provide immediate shared spaces or away from the Gallery at Main St. to allow for the Gallery to expand up to it in the future. The location of the east side of the square would allow for a connecting pedestrian link from the King Street overpass past the Art Gallery, the Convention Centre and ending to the Crystal Palace at Main St.

Because of space restrictions, the Crystal Palace would be comprised of at least two levels on the Square. Access to the Crystal Palace and to the parking garage would be from street level.

Although smaller than at present, some outdoor public space can be maintained. The size would be dependent on the general configuration of the Crystal Palace and by the extent of the eventual expansion to the Art Gallery.

RELATIONSHIP OF NEIGHBOURING FACILITIES - As

mentioned above, both the Art Gallery and HECFI are interested in sharing the facilities of the Crystal Palace. This is not seen to be simply additional useable space, but that the introduction of the Crystal Palace on the Square would contribute positively to the quality and identity of all the neighbours on the Square as well as providing for better use of the remaining outdoor open space.

FACILITY DESIGN - The highly urban nature of this site can produce a dramatic design because of the contrast in the glass conservatory of the Crystal Palace with the largely masonry and concrete construction of the neighbouring buildings.

The vertical configuration produced by the area constraints will result in the project being approximately the same height as the neighbouring buildings or with its peaks a level above them. On the interior this will provide double height spaces which the programmed areas such as the restaurant can open onto, and space for the permanent plantings to attain a very large size.

The project can open onto the Square which would give it more active use. Planting in the Square can highlight the different flower shows scheduled inside.

HAMILTON LANDMARK - As described above, and because of its location in the centre of downtown and directly across from City Hall, the Crystal Palace will become a major symbol for Hamilton.

IMPLICATIONS OF CONSTRUCTION - Construction on this site would follow the basic procedures for construction in the downtown. The parking garage would be affected in the area under construction but most of it should be able to remain open. The driveway under the plaza providing access to the Convention Centre and Hamilton Place would be affected at the Main St. entrance during some of the construction.

EXISTING SERVICES - There is a Central Utilities Plant providing services to the neighbouring buildings in this area. Some services may have to be augmented due to the requirements of plant growth and display. Otherwise, the street services are closer to access than at the park sites.

.3 GAGE PARK

LOCATION AND OWNERSHIP - Gage Park is located in the east end of downtown Hamilton. Main Street East is to the north of the park, Gage Avenue and Rothsay Street are to the west and east respectively. Lawrence Road, the C.N. rail tracks and the escarpment of Hamilton Mountain are at the south end of the property. The area is residential, with neighbourhood commercial on Main Street.

The park is not far from the downtown and is served by City bus routes on Main Street and Gage to Lawrence Road. To lessen traffic build ups at one vehicular access, the entrance to the park could be located on Gage Avenue with the new driveway then exiting onto Lawrence Road.

The park is owned and maintained by the City of Hamilton.

SITE AREA - The area of Gage Park is 77 acres. It is an historic park with mature plantings. For this reason the options for location of the Crystal Palace in the park are limited to immediately beside the existing city greenhouses or in the southern area of the park.

RELATIONSHIP WITH EXISTING FACILITIES - This park functions primarily as a neighbourhood park. In the summer the "Festival of Friends" music festival takes place, and in the fall the "Mum Show" is held in the city greenhouses. There is a building to the north which houses a children's museum and there are various sports fields in the southern area.

While the "Mum Show" will be held in the Crystal Palace, and the Festival would be able to use its facilities, there is no event or facility at Gage Park that would substantially add to or benefit from the Crystal Palace programme. The Crystal Palace on this site would be a solitary major facility for the park. The close proximity of the city greenhouses would be an operational asset.

FACILITY DESIGN - This park was designed by Dunnington-Grubb with formal gardens and fountains at Main Street, and spacious drives and tree plantings surrounding a central green. The greenhouses are situated at the south-eastern edge of the green.

The Crystal Palace can be designed to be an addition to the greenhouses and major focus to the green without overwhelming it. The Mountain to the south and the mature surrounding trees will provide a complete backdrop.

HAMILTON LANDMARK - Except for possibly glass peaks seen from a distance above the treetops, the Crystal Palace would not be seen until one is within the park. Siting the Crystal Palace at Gage Park would ensure that the park is maintained as one of Hamilton's premier parks. The resulting image and symbol would be of Gage Park with its Crystal Palace.

IMPLICATION & CONSTRUCTION - Disruption of the neighbourhood during construction would be minimal. Great care would have to be taken to protect the trees adjacent to the construction.

EXISTING SERVICES - The present services to the city greenhouses would have to be augmented or replaced entirely for the larger facility.

.4 CONFEDERATION PARK

LOCATION AND OWNERSHIP - This park is a long narrow park well to the east of the downtown, on the lakeshore. The QEW passes to the south and Centennial Parkway (Hwy. 20) enters the park approximately at its centre. It is primarily surrounded by industrial development with some residential to the south west and at the most eastern edge.

The site is easily accessible for motorists but public transportation is provided in the summer only at present.

The land is owned by the Regional Municipality of Hamilton - Wentworth and operated by the Hamilton Region Conservation

Authority. This is the only site which is not owned by the City of Hamilton.

SITE AREA - At 205 acres this is the largest site under consideration. A specific location is available for the Crystal Palace and is approximately 3.2 acres. Parking for 200 cars and access drives will be provided adjacent to this area according to the Master Plan for the park by Moore/George Associates. This would comfortably accommodate the Crystal Palace.

RELATIONSHIP WITH EXISTING FACILITIES - Confederation Park at present contains camp grounds and a wave pool both located in the eastern end of the park. It is a waterfront park set up primarily for summer outdoor activities. The master plan for the park lists a number of future facilities under consideration. The Hamilton Scourge Centre is planned for a central location in the park and the possible site for the Crystal Palace would be directly across from it. (see illustration page 17) Although these two facilities do not share a common theme, some sharing of functional spaces is foreseeable. Also the timetable for the Scourge Centre is not finalized, so the Crystal Palace on this site could stand as a solitary facility here as at Gage, for some time.

FACILITY DESIGN - The major geographic attractions of this site are the waterfront landscape and possible views of the building from the QEW and the lake. The immediate location has a lagoon system partially encircling it and a mature landscape. An attractive building could be designed for this setting.

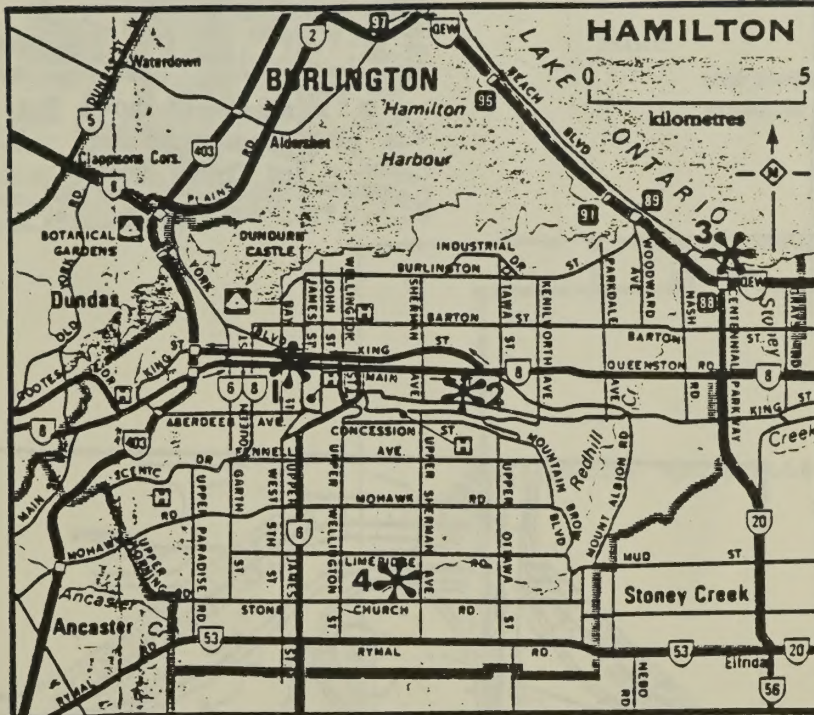
HAMILTON LANDMARK - It is likely that on this site the Crystal Palace would become primarily a symbol for the Confederation Park, rather than for Hamilton.

However, a Crystal Palace on this site designed to be seen from the highway and from the water will have a memorable image as the glass conservatory by the lake. It would be one of the landmarks passed on the QEW, on the way in and out of Hamilton.

IMPLICATIONS AND CONSTRUCTION - As the neighbourhood is cut off from the park by the expressway, there would be little disruption to it during construction. As in Gage Park, care would have to be taken to protect the existing landscape and waterways during construction.

EXISTING SERVICES - There are minimal services through the park at present. New services to the Crystal Palace would have to be provided for.

2.4 ILLUSTRATIONS



1. Commonwealth Square
2. Gage Park
3. Confederation Park
4. T.B. McQuesten

LOCATION MAP

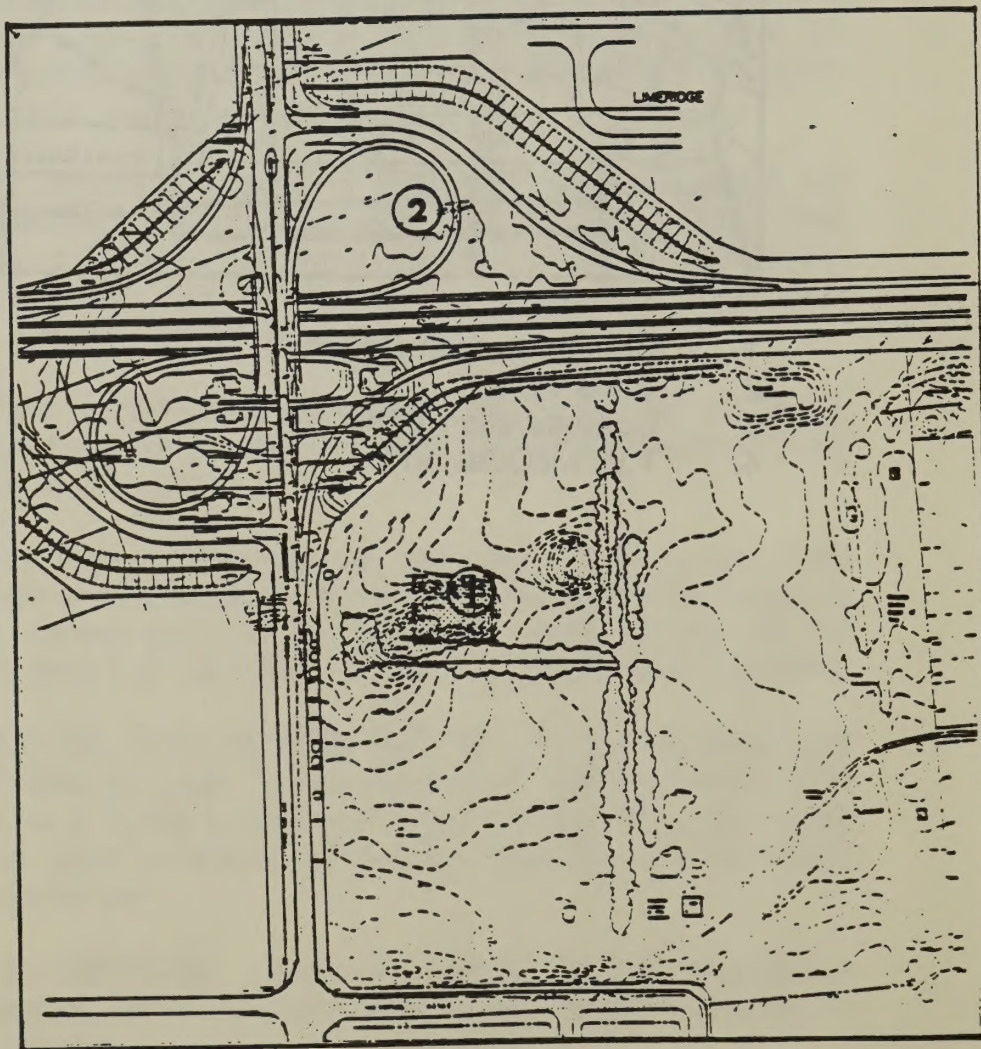
Key Plan



Notes

1. Location of Crystal Palace, parking & driveways to be determined in conjunction with parks plans for gardens
2. Expressway

toned area shows approximate size of Crystal Palace



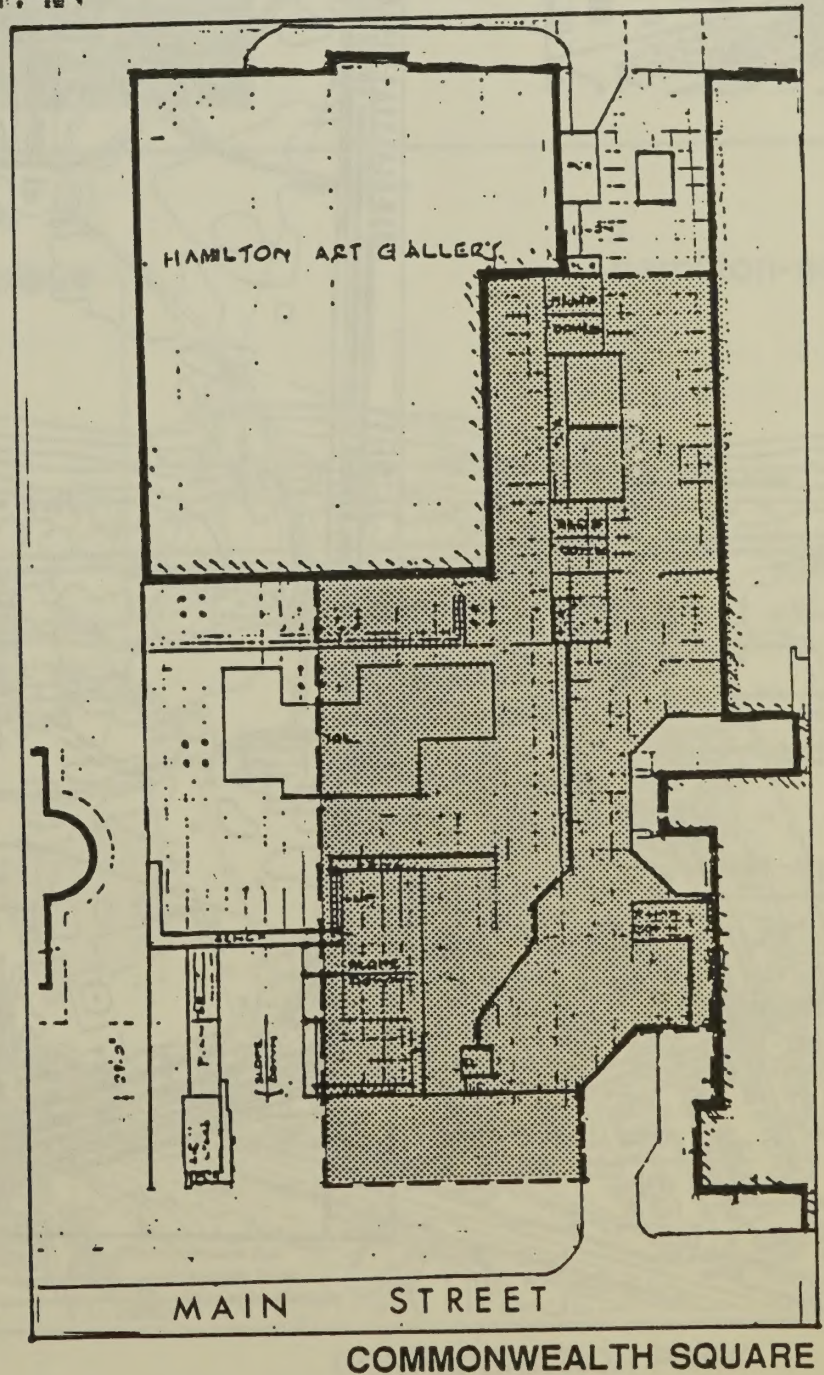
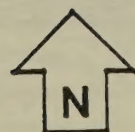
T.B. McQUESTEN PARK

Key Plan

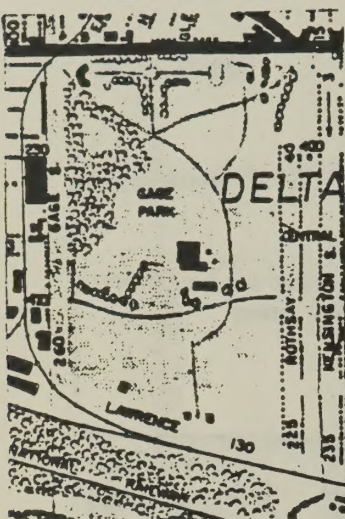


Note

tone shows area available for Art Gallery expansion and Crystal Palace



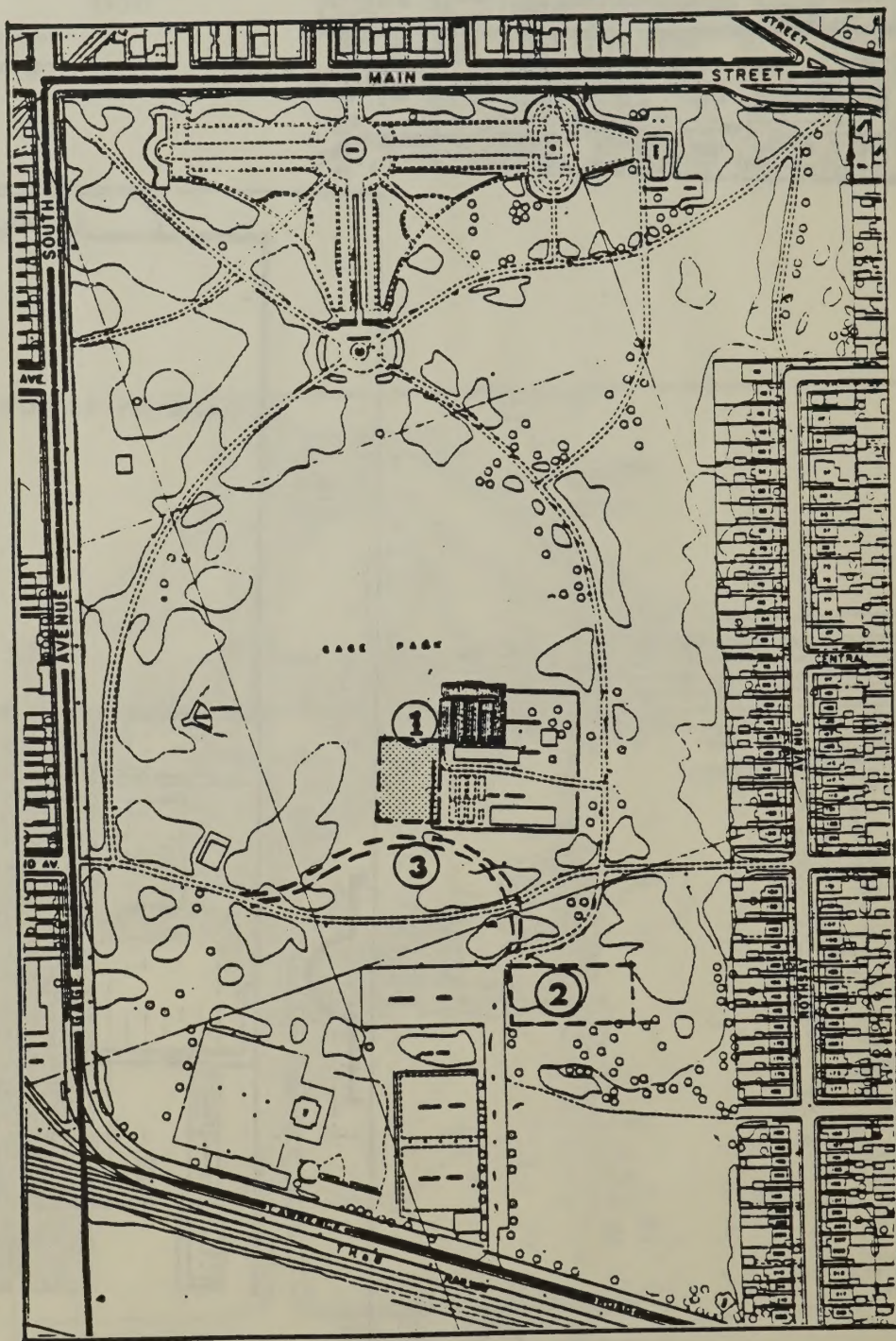
KEY PLAN



NOTES

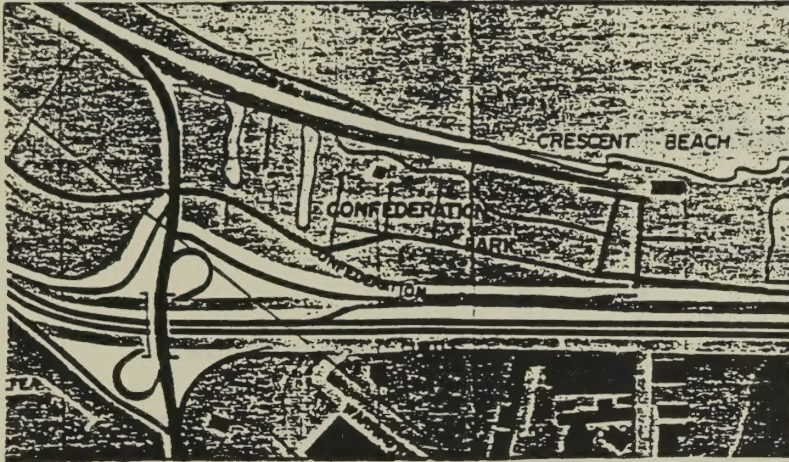
1. Possible location for Crystal Palace
2. Additional parking required
3. drop off required

toned area shows approximate size of Crystal Palace



GAGE PARK

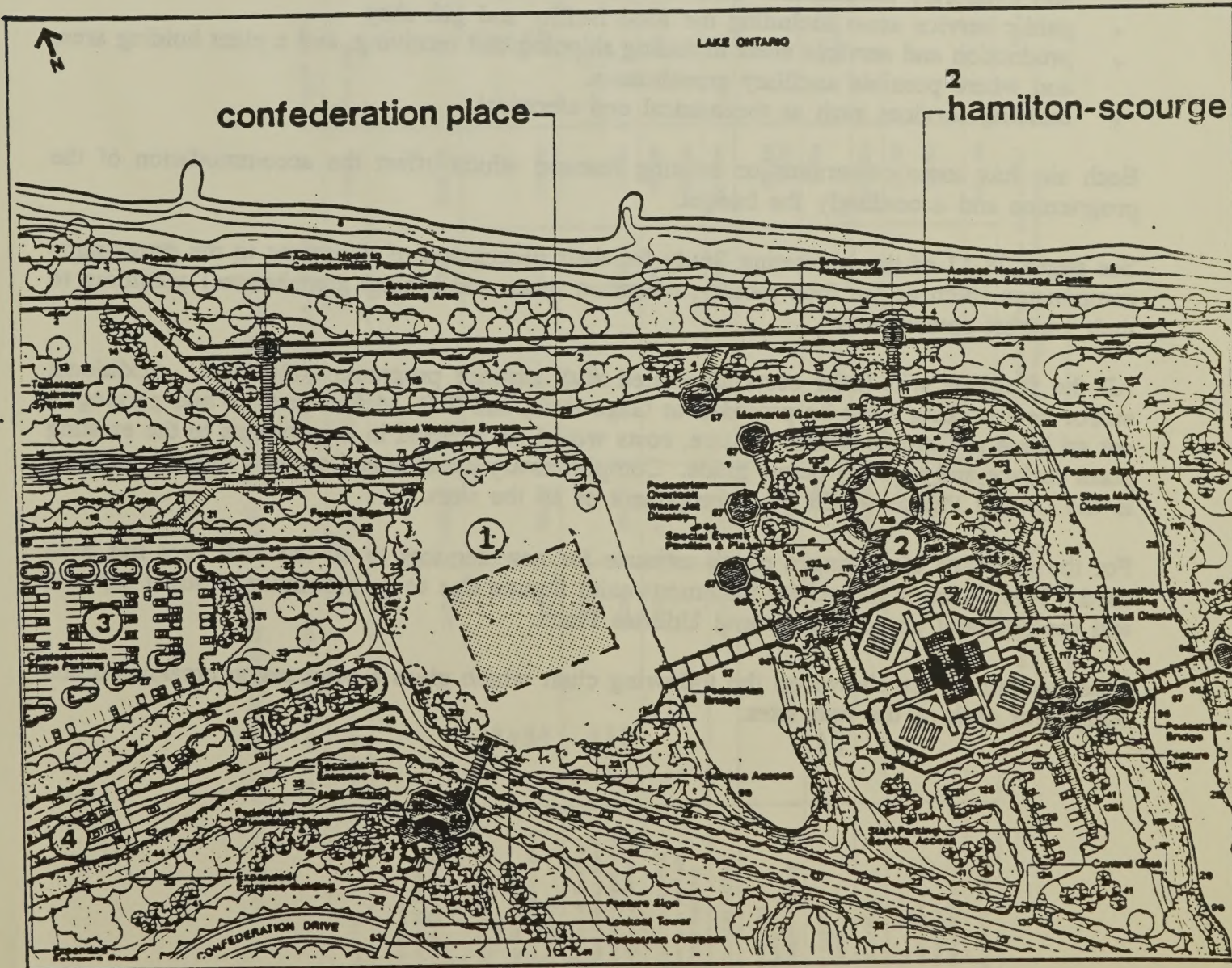
KEY PLAN



NOTES

1. Site for Crystal Palace
2. Site for Hamilton-Scourge Center
3. Parking
4. Entrance to Confederation Park

toned area shows approximate size of Crystal Palace



CONFEDERATION PARK

PROGRAMME AND BUDGET REPORT

1. THE BASIC PROGRAMME AND ITS VARIATION ACCORDING TO THE SITES

The four primary objectives are:

- to provide space for changing horticultural exhibits with permanent planting for backdrop
 - to provide a food service facility
 - to provide for civic reception space
 - that the facility become a symbol for Hamilton.
- (see also Marketing Study)

This has been developed into the main elements of the basic programme as follows:

- the public display areas within the glass conservatory; including spaces for permanent and temporary horticultural exhibits and the reception hall.
- public service areas including the food facility and gift shop
- production and services areas including shipping and receiving, and a plant holding area, and where possible ancillary greenhouses.
- building services such as mechanical and electrical.

Each site has some constraints or existing features which affect the accommodation of the programme and accordingly the budget.

See pages 28-37 of the Marketing Study for their description of variations to the programme components (such as the food facility, reception space and backup greenhouses) according to their market assessments.

All the facilities will incur costs associated with exterior programme elements. Additional and/or new parking must be provided at Gage Park, and T.B. McQuesten. While parking is not an issue at Commonwealth Square, costs would be incurred in adjustments to the existing plaza surface and possibly below grade. Complimentary planting and outdoor lighting adjacent to the Crystal Palace would be a component of all the sites.

For the purposes of costing a rough estimate for new services to all the park sites has been used. This figure is halved for Commonwealth Square due to its proximity to street services and the potential use of the Central Utilities Plant.

These variations are shown on the following chart which gives a programme breakdown and budget for each of the four sites.

2. PROGRAMME AND BUDGET CHART FOR HAMILTON CRYSTAL PALACE

Programme	T.B. McQUESTEN PARK		COMMONWEALTH SQUARE		GAGE PARK		CONFEDERATION PARK	
	Area (ft ²)	Cost	Area (ft ²)	Cost	Area (ft ²)	Cost	Area (ft ²)	Cost
Conservatory: Horticultural Exhibit Space & Civic Reception Hall	12,000	3,000,000	15,000	3,750,000	15,000	3,750,000	12,000	3,000,000
Entry, Coat Check Gift Shop Public Washrooms Offices, Volunteer Area Food Facility	500 • 250 700 500 500	490,000	1,050 500 1,050 725 1,475	960,000	500 250 700 500 250	3,750,000	500 250 700 500 500	490,000
Production & Services - Plants Holding Room - Ancillary Greenhouse - Shipping & Receiving	500 •• 7,000 500	880,000	500 • 500	110,000	• --- • --- • ---	440,000	500 7,500 500	880,000
Mechanical/Electrical Allowances for Links to Other Buildings	2,000	440,000	2,000	440,000	2,000	440,000	2,000	440,000
BUILDING TOTAL	424,450	4,810,000	23,800	5,460,000	19,200	4,630,000	24,450	4,810,000
Landscaping - Parking - Outdoor Planting	•• 90,000 •• 10,000	271,500 20,000	•• ••	100,000 60,000	46,000 10,000	138,000 20,000	100,000	200,000
Site Services (estimate only)	New Service to street	170,000	New Service to street	80,000	New Service to street	170,000	New Service to street	170,000
SUB TOTAL		5,271,500		5,700,000		4,858,000		5,180,000
Fees - Architectural - Permits, etc - Disbursements		475,000 100,000		475,000 100,000		475,000 100,000		475,000 100,000
PROJECT TOTAL		5,846,500		6,275,000		5,433,500		5,755,000

• May be provided by
Conservation Authority

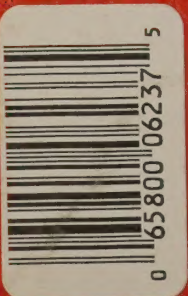
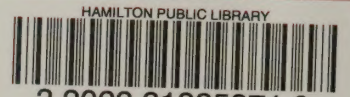
• Use existing facility

• Not sufficient area on site, plant material
to be supplied by City Greenhouses

•• Adjustments to existing

• Gift shop and food facility
recommended to be phased in

•• May be provided by city



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